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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT E. GARRISON, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by KEITH RICE, INC., an Oregon corporation, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State

of Oregon, described as follows, to-wit:

The West 15 feet of Lot 1 and the East 30 feet of Lot 2 in Block 62 of Nichols Addition to Klamath Falls, formerly Linkville, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

 Reservations, restrictions, easements, rights of way of record and those apparent on the land.

2. Trust Deed, including the terms and provisions thereof, given by Robert E. Garrison, an unmarried man, as Grantor, to Transamerica Title Insurance Company, as Trustee for Equitable Savings & Loan Association, an Oregon corporation, as beneficiary, dated February 16, 1971, recorded March 2, 1971, Vol. M-71, page 1729, Microfilm Records of Klamath County, Oregon, to secure the payment of \$7,500.00, which trust deed grantee hereunder agrees to assume and pay.

3. Assignment of Rents, including the terms and provisions thereof, given by Robert E. Garrison, an unmarried man, to Equitable Savings and Loan Association, an Oregon corporation, dated February 16, 1971, recorded March 2, 1971, Vol. M-71, page 1731, Microfilm Records of Klamath County, Oregon, given as additional security for the above mortgage.

WARRANTY DEED, PAGE ONE.



4. Mortgage, including the terms and provisions thereof, given by Robert E. Garrison to Donald L. Sloan and Hazel I. Sloan, husband and wife, dated February 17, 1971, recorded March 17, 1971, Vol. M-71, page 2290, Microfilm Records of Klamath County, Oregon, to secure the payment of \$1,500.00, which mortgage grantees hereunder agree to assume and pay.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00.

WITNESS Grantor's hand this 10th day of Muy

County of Klamath

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> Personally appeared the above named ROBERT E. GARRISON, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 10th day of May, 1972.

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NOTARY PUBLIC FOR OREGON My Commission expires: Mil 24

STATE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record at request of <u>Klamath County Title</u> this <u>31st</u> day of <u>May</u> <u>A. D. 1972.</u> at <u>2:1b</u> clock <u>M.</u>, and duly recorded in Vol. <u>M72</u>; of <u>Deeds</u> on Page <u>5755</u> WE D. MILNE, County Clerk Fee \$14.00 By Milline, County Clerk

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а 15 ра 4 ... 5756 4. Mortgage, including the termy (thereof, given by Robert E. Saris of L. Sloan and Hazel I. Sloss, maked dated February 17, 1971, (erseat Vol. M-71, page 2290, symplific ath County, Oregon, so seever * \$1,500.00, which siteace agree to assume and r TO HAVE AND TO NO 4 "a 'ris eril' dientees and Grantees' heirs, success LOFEY ST. And said Grant nts to and with said Grantees and Grantees' h()) ind assigns, that Grantor is lawfully seized in he above granted presises. free from all encumbra hereinabove set forth, and that Granter will ever defend the above granted premises and varcal thereof against the lawful claims and dama ions whomsoever, except those claiming under thed encumbrances. The true and a ation naid for this transfer, stated in terms of do 0,00 WITHESS Grant. 10th day of flitte 1972. STATE OF OMEGON county of Klamath Personally app ve named topert E. CAPRISON, and acknowledged the symph: to be his voluntary act and deed. BEFORE ME LATA WEARS THE . *- (Distente) STATE OF OF SON'S CHUY 1 - 12 Filed for record of course 1 ic aring fiste 1413 2151 doy of .] & ... or2112 floca M, one Se. WARRANTY DEED, PAGE TWO. July recorded in Was 1 _112 on Bage 2754 1 3. galit, Course there Tes Marin Mer. hat 21 44